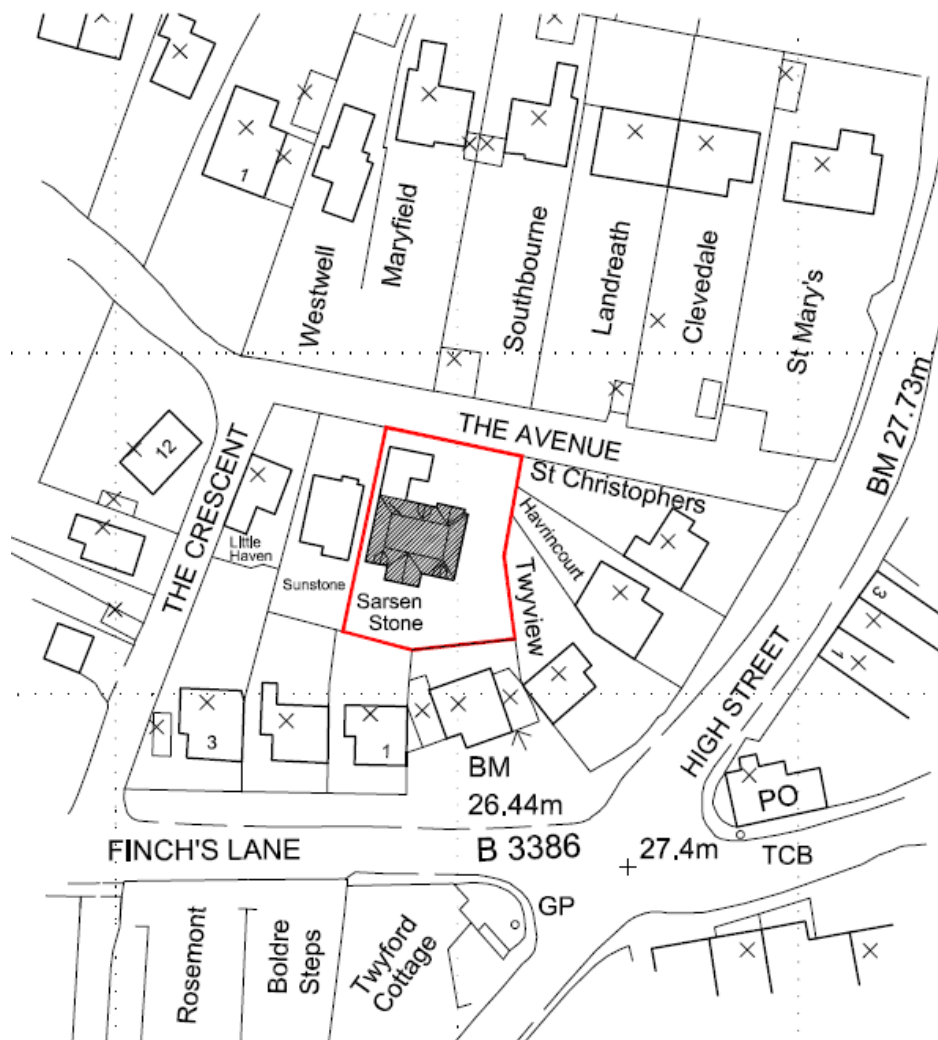


Case No: SDNP/20/03321/HOUS
Proposal Description: Raise the roof to enlarge the first floor bedrooms and reorganise the ground floor
Address: Sarsen Stone, The Avenue, Twyford, Winchester, Hampshire, SO21 1NJ
Parish, or Ward if within Winchester City: Twyford Parish
Applicants Name: Mrs L Stacey and Mr D Bleasdale
Case Officer: Miss Hannah Harrison
Date Valid: 14 August 2020
Recommendation: Approval



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation and at the request of the Ward Council which is appended to this report.

1 Site Description

Sarsen Stone is a large one and a half storey dwelling located in the village of Twyford, within the South Downs National Park. The property forms part of a small cul-de-sac containing a variety of dwellings.

It is located just outside of the Twyford Conservation Area and a TPO area (00140-2003-TPO) runs along the north boundary of the site.

The property is constructed of exposed red brick, plain glazing and plain roof detailing. Protruding from the principle elevation is an attached brick built single garage with a pitched roof. The site is accessed via an open entrance leading onto a tarmac driveway.

2 Proposal

This planning application seeks permission to raise the roof of the dwelling to enlarge the first floor bedrooms and reorganise the ground floor layout.

3 Relevant Planning History

- SDNP/17/03310/HOUS - New front facing dormer windows, replacement roof covering to the conservatory, single storey extensions to the front and rear under the existing eaves overhang, single storey entrance hall extension, rendering of dwelling, conversion of garage and internal alterations – APPROVED 05.09.2017.

4 Consultations

Parish Council Consultee

The plans were reviewed and discussed. The meeting was attended by the developer, architect and objectors. The Council were sympathetic to the applicant and understand the reasons for wanting to extend their property. After much discussion, due to material reasons, the Parish Council voted to object to the application. The objection is based on:

1. Size, scale and bulk of the development in relation to the neighbouring properties
2. Concerns over lack of light to the neighbouring property
3. Concerns over lack of privacy to the neighbouring property

Update: Following material and window alterations, the Parish Council has removed their objection. They have stated that their concerns have been addressed by reducing the roof light on the west elevation.

5 Representations

Representation from Councillor Cook objecting to the application for the following reasons:

- contrary to SD31
- overbearing in design and bulky
- out of character and would change dramatically the street scene
- detrimental effect on neighbours- loss of light and privacy

Representation from Councillor Bronk objecting to the application for the following reasons:

- proposals contrary to SD31
- overbearing due to its increased north south length at first floor level
- detrimental to the amenity of the neighbour to the west, in particular, by virtue of their loss of privacy
- overlooking from proposed ensuite skylight

Update: Councillor Bronk has confirmed that he is satisfied that the objections he submitted as Ward Councillor have been resolved by the amendments.

The application has received 5 objections from neighbouring properties with the following comments submitted:

- Doubling the size of the property
- Impact on privacy on surrounding properties
- Impact on right to light
- Impact on the street scene, site is surrounded by low level dwellings
- Overbearing the neighbouring property Sunstone
- Impacting to light for Sunstone
- Impacting on Sunstone's privacy from overlooking
- If approved, a dangerous precedence is being set for the street and area
- Construction will cause a number of issues including noise, dirt and parking disruptions
- The site will appear overdeveloped
- Contrary to Policy SD31
- First floor ensuite roof light is impacting the neighbour's privacy
- Out of character for the area

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,

- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD31 – Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 3

Other Relevant Plans

The Twyford Neighbourhood Plan (Submission Draft)

8 Planning Assessment

Background

The site has previously gained approval for an extension but the proposal was never implemented. Since the previous application (SDNP/17/03310/HOUS) has expired, personal circumstances have changed which has led to this new application.

Principle of development

The application is seeking planning permission to raise the roof and extend the first floor area to accommodate an additional bedroom and bathrooms.

Policy SD31 of the SDNP Local Plan applies. The purpose of this policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. This policy relates to the extension of existing houses and the provision of new annexes and outbuildings across the National Park. Within the broad principles set out in Policy SD31, proposals will be expected to be of a high standard of design and compliance with any size limits will not alone be sufficient in itself to secure planning permission.

Proposals should respect local character and complement the scale, height, massing, appearance and character of the existing dwelling. With respect to the size of extensions and annexes the Authority will generally seek modest proposals which increase the Gross Internal Area (GIA) of the existing dwelling by approximately 30%. However, this size restriction only applies to small and medium sized dwellings.

The purpose of Policy SD31 is to ensure that small and medium dwellings are protected within the National Park. Small and medium dwellings are defined as having an internal floor area of 120sqm or less as they stood on 18 December 2002.

Sarsen Stone has an internal floor area significantly larger than the 120sqm stated above and would therefore be deemed as a large dwelling. The dwelling would therefore not be subject to the 30% limitations due to its existing size. Nevertheless the proposed extension would increase the GIA by 29%. The application proposal will also be assessed on the design, scale and impact on the local area and National Park.

Policy SD5 of the SDNP Local Plan applies. The purpose of Policy SD5 is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should adopt a landscape-led design approach.

Design, scale and impact on the character of the area

It is proposed to extend the dwelling within the existing footprint and raise the roof to gain additional floor space at first floor level. Currently the principle and rear elevations both have open porch / canopy areas. The internal floor area will extend to the boundary of these open areas and therefore close them off. The principle elevation will gain a gable feature protruding from the roof slope but will remain under the new roof ridge height. A small dormer will be placed next to the gable on the right.

The rear conservatory will be removed and replaced with a terrace area. The rear elevation will also display a gable feature with a small dormer either side.

The existing roof is a simple structure with gable ends either side of the property. The proposed new roof form will be a half hipped gable with a flat roof centre. This style of roof form is seen on many dwellings within close proximity to the application site and on the main road (Finch's Lane) which the cul-de-sac is accessed from. This new roof form has been chosen as the site lies very close to the adjacent neighbours. Their close proximity, an approximately 2 metre gap between the dwellings, makes any changes on either side to be challenging. The applicant has purposely chosen this roof form to ensure that the extension will not be overbearing or overshadowing on the adjacent sites.

Upon submission, it was proposed to change the material appearance of the dwelling completely. Render was proposed for the ground floor and painted cladding was proposed for the newly extended first floor. Although these materials are seen within the local area, the dwelling is currently a fully exposed red brick structure with no cladding or render on any elevation. With this in mind, it was requested that the materials were changed to reflect the local area but to also allow the existing built form to remain visible. It is now proposed to keep the principle elevation as exposed red brick, with the first floor cladded in natural timber. The rear elevation will display a mixture of exposed brick, render and natural timber cladding. The changes to materials are seen to be more in keeping with the local area and sympathetic to the main dwelling's character.

Dark night skies

Policy SD8 and General Policy 3 are applied to ensure the Dark Night Skies are protected from artificial light pollution. The existing roof currently contains 6 roof lights and a conservatory is located on the rear elevation of the dwelling. The proposal will be removing the conservatory, and will remove and relocate the existing roof lights, with one in particular reduced in size to address privacy concerns. As the application is not introducing new or increasing the amount of roof lights, the application is not seen to be adversely affecting the Dark Night Skies.

Ecosystems service provisions

The application has been submitted with an ecological appraisal and eco systems statement. The following actions have been stated within the eco systems statement:

- Installation of water butts to collect rain water
- Retaining existing trees – site falls within a TPO area
- Retaining and planting additional planting

These actions are acceptable and would comply with the requirement to enhance the ecology within the location, under Policies SD2 and SD9 of the SDNP Local Plan.

Impact on residential amenity

Strong concerns have been raised about the impact of the development on the amenities of Sunstone, which was built approximately 2 metres from the west boundary of the application site. Due to this close proximity, design considerations have been taken into account to ensure the neighbour's privacy and light will not be adversely impacted. The proposed new roof light placed on the west roof slope has been altered to address privacy concerns. The roof light has been reduced in size and has been raised to have an internal sill height of 1.9 metres.

The impact on light has been assessed through numerous site visits. The proposed elevations plan shows a light path which demonstrates that sufficient light will reach the neighbour's ground floor windows after the development has been constructed. According to the plans submitted, the proposed height increase of the dwelling would be approximately 77cm higher than the overall height of Sunstone due to existing level changes.

The application is not considered to have a significant adverse impact on the light or privacy of the neighbouring property. The roof form and design elements have been designed or changed to ensure no additional light is lost, and that privacy is not impacted through the raised roof with additional roof lights. The proposal is within close proximity to the neighbouring property but it is not considered to cause significant harm to their amenities in terms of overbearing, overlooking or overshadowing impacts.

9 Conclusion

The proposed changes to Sarsen Stone are seen to be acceptable and the application is recommended for approval. Material and window alterations have been made in order to address light and privacy concerns. The application complies with Policy SD31 and SD5 of the SDNP Local Plan.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated on the submitted proposed plans (04_20/ 06A - Dated: 21st October 2020). Natural timber cladding and natural slate shall be used.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. The actions outlined within the eco systems services statement (received 03.11.2020) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

5. Prior to the commencement of development, a Method Statement and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The TPP shall show root protection areas of all retained trees and details of pruning or removal of trees and hedges both within and overhanging the site. A Method Statement shall provide details of any construction activities that may require works within the protected root areas. All works shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection and long term viability of retained trees and to minimise the impact of construction activity in accordance with Policy SD11 of the South Downs Local Plan.

Informatives

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

11. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The applicant's agent has been in discussions with the Planning Officer and Local Councillors. Following on site discussions, material and window amendments were requested. The amendments were submitted and accepted.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Date Received	Status
Plans - PROPOSED ELEVATIONS	04_20/ 06A	21.10.2020	Approved
Plans – LOCATION & BLOCK PLANS	01	10.08.2020	Approved
Plans – EXISTING FLOOR PLANS	02	10.08.2020	Approved
Plans – EXISTING ELEVATIONS	03	10.08.2020	Approved
Plans – EXISTING FLOOR AREA CALCULATIONS	04	10.08.2020	Approved
Plans – PROPOSED FLOOR PLANS	05	10.08.2020	Approved
Application Documents - ECOSYSTEM SERVICES STATEMENT		03.11.2020	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Hannah Harrison

RECEIVED 14/9/2020
23 SEP 2020

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor:	CLLR Sue J. Cook
Case Number:	SNP/20/03321/4025
Site Address:	Sarsen Stone The Crescent Twyford, Hampshire
Proposal Description:	Increase of Rooms + Size (NW)
Requests that the item be considered by the Planning Committee for the following material planning reasons:	The proposed plans are contrary to SNP 31. The plans are overbearing It would be out of character with the current street scene Light degradation of the neighbours and privacy would be severely compromised!

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily
- Members should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*

Once completed, please email this form to the relevant Planning Case Officer and the Service Lead: Built Environment